

Housing and Community Development Committee

Council Member Jolanda "Jo" Jones (Chair) At-Large Position 5

Oliver Pennington (Vice Chair) District G

Stephen Costello At-Large Position 1

Al Hoang District F Jarvis Johnson District B

Wanda Adams District D

C.O. Bradford At-Large Position 4

AGENDA

Thursday, February 17, 2011 3:00 P.M. City Hall Council Chambers, 901 Bagby, 2nd Floor

- I. Welcome Council Member Jolanda "Jo" Jones, Chair
- II. Bob Bradford, with HCDD, will discuss the following agenda items:
 - a) An ordinance authorizing a contract between the City of Houston and Houston Korean Community Learning Center, using Community Development Block Grant (CDBG) Funds to provide funding for acquisition of a building facility to be used as a community learning center.
 - b) An ordinance authorizing a contract between the City of Houston and Fort Bend County, using CDBG Funds for construction of a new seniors community center in Southwest Houston.
 - c) An ordinance authorizing a contract between the City of Houston and Pro-Vision, Inc., using CDBG Funds to provide construction for the expansion for the educational facility.
 - d) An ordinance amending the 2010 Action Plan to identify the locations of the public school facilities that the SPARK Parks Program will renovate.
 - e) An ordinance approving and authorizing Second Contract Amendment with Spring Branch ISD, SPARK, and the City of Houston to allocate new funding for the "SPARK" program using CDBG Funds.



- f) An ordinance approving and authorizing Sixth Contract Amendment with Houston ISD, SPARK, and the City of Houston to allocate new funding for the "SPARK" program using CDBG Funds.
- g) An ordinance authorizing a contract between the City of Houston and A Caring Safe Place, Inc., which will provide for supportive services and the administration and operation of a community residence under the Housing Opportunity for Persons with AIDS (HOPWA) Program Funds. There will also be a public disclosure regarding the sale of property between Pastor Stan Phill and A Caring Safe Place, Inc.
- III. An ordinance approving and authorizing a Third Amendment to a Loan Agreement between the City of Houston and Commons of Grace, LP, from February 17, 2027 to July 1, 2029.
- IV. Chris Butler, with HCDD, will discuss the following agenda items:
 - a) An ordinance appropriating funds out of TIRZ Affordable Housing Fund (Fund 2409) for the funding of Administrative expenses associated with the administration of TIRZ Affordable Housing Funds and TIRZ funded programs for FY11.
 - b) An ordinance approving and authorizing a contract between the City of Houston and Solaris Homes, to construct two (2) affordable energy efficient single-family homes, using funds from the TIRZ Affordable Housing Fund 2409.
 - c) An ordinance approving and authorizing a contract between the City of Houston and Contempo Builders, to construct eight (8) affordable energy efficient singlefamily homes, using funds from the TIRZ Affordable Housing Fund 2409.
 - d) An ordinance approving and authorizing a contract between the City of Houston and Image Builders, to construct one (1) affordable energy efficient single-family homes, using funds from the TIRZ Affordable Housing Fund 2409.
 - e) An ordinance authorizing the de-appropriation of Homebuyers Assistance Program Fund from the TIRZ Affordable Housing Fund (Fund 2409) and appropriate these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA).
- V. Public Comments (strict 3 min/ person)
- VI. Director of Housing & Community Development Comments, if any (strict 5 min)
- VII. Committee Chair update
- VIII. Adjournment

Action may be taken on any of the above items. Committee meetings are open to the Public. For special needs or information about this committee, please contact Ingrid Flornoy or Mechelle Phillips at 832-393-3006.

Texas Government Code, Section 551.042. Inquiry Made at Meeting – If at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: 1) a statement off specific factual information given in response to the inquiry; or 2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about

Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing a Funding Contract between Category Page Agenda Item					
the City of Houston and The Houst	ton Korean Community Learning #			1 of 2	#
Center for Acquisition of a building	facility located at 1809 Hol	lister			·
Road, Houston Texas 77055	•			1	
FROM (Department or other point of or	igin):	Origina	ation Date	Agenda D	late
James Noteware, Director				Agorida E	rato
Housing and Community Developmen	ıt	02/07/	2011		
DIRECTOR'S SIGNATURE:			il District af	ected:	
				Brenda Star	dia "A"
For additional information contact:	_	Date a	nd identifica	tion of prio	r authorizing
Gayve F. Ankles		Council action: N/A			
Phone: 713-868	-8466				
RECOMMENDATION: (Summary)					
City Council Ordinance authorizing a Funding Contract between the City of Houston and The Houston Korean					
Community Learning Center to approve funding request in the amount of \$500,000 for the Acquisition of a building facility to be established as a Community Learning Center.					
building facility to be established as a	Community Learning Center.				
Amount of Funding:					
\$500,000				F&A Bud	get:
4000,000					
SOURCE OF FUNDING [] General	al Fund [X1Grant Fund [1 Ente	rorico Euro	1 1 04	(0:6-)
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify)					
Community Development Block Grant (CDBG) Fund 5000					
SPECIFIC EXPLANATION:					
The Houston Korean Community Lea	arning Center is a non-profit	501(c)	3 organiza	tion offerin	a a variety of
programs geared towards the low and	moderate income community	in the	Spring Bran	ich area of	Houston.
•					
This organization's primary objective i	s to focus on serving the nee	eds of u	nderprivileg	ed childrer	, seniors and
i temporaniy displaced individuals by o	nenna a wide range of progra	ame da	eianed to al	louists the	alaamaa
experienced by such individuals in the includes:	eir daily lives. A short list of	such pr	ograms offe	ered by this	organization
includes:					
 Job Counseling and placement 	t programs for unemployed in	dividual	ls;		
 Literacy and Computer educati 					1
After school children's progra	ims to teach, arts and craft	ts, soci	al skills, m	entorina, d	lay care and
summer camps					
 Education classes to teach Eng 	glish, Spanish and Korean La	nguage	s		l
 Social programs for the eld 	derly which include cooking	n class	es darder	ning healt	h education
immigration assistance service	s, group social activities and i	meals o	n wheels	mig, near	ii eddcailoii,
 Health care education, immunize 	Health care education, immunizations, annual physicals and Gold Card registration				
Adult day care	, projektione		ara registra	.dom	
, <u>.</u>					
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	DECLUDED AUTHORITA				
F&A Director:	REQUIRED AUTHORIZATI	<u>UN</u>	1		
. an ollector.	Other Authorization:		Oth	er Authoriz	ation:
	i		1		1

02/07/2011	Subject: An Ordinance authorizing a Funding Contract between the City of Houston and The Houston Korean Community Learning Center for Acquisition of a building facility located at 1809 Hollister Road, Houston Texas 77055	Originator's Initials	Page 2 of 2
	1009 Hullister Hoad, Houston Texas 77055		

The Organizations mission is to provide a safe, conducive and thriving environment to the Low and moderate income individuals that are benefitting from the programs they are offering. Furthermore, these educational and social programs are designed and coordinated with the goal of uplifting and enhancing the quality of life for their participants.

This project will be funded in joint collaboration with the City of Houston and The Houston Korean Community Learning Center. The project Budget in the amount of \$500,000 in CDBG funds will be utilized for the purchase of the building facility which includes the value of the land. The Community Learning Center will contribute towards the purchase of furniture, fixtures, equipment and other related items needed to equip the facility for its regular use and routine operations. Furthermore, they will also fully fund the operational and maintenance expenses incurred for operating this facility

The Organization collaborates and partners with other outside entities to provide in house services provided by these partnering organizations. Such organizations include the Harris County Hospital District, Houston Community College, the Korean American Association of Houston, the Korean Chamber of Commerce and the Spring Branch School District.

The Houston Korean Community Learning Center is requesting the City of Houston for CDBG funds to acquire the Building facility whereby the aforementioned services and programs will be offered to the low and moderate income population in District A. The facility will become a corner stone in providing qualitative and comprehensive Social, Healthcare and Educational services to the low income residents in this area on one hand while improving their quality of life on the other.

The Housing and Community Development Department is submitting this funding request to the Housing Committee for their consideration and recommendation to City Council.

JN:ga

cc: City Attorney City Secretary Finance and Administration Mayor's Office

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TO:

Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing Houston and Fort Bend County to Construction of a Seniors Communication, Hobby, Houston Texas 77053	approve funding for the nity Center located at 5525	ty of	Category #	Page 1 of 2	Agenda Item #
FROM (Department or other point of o	orlgin):	Origina	tion Date	Agenda	Date
James Noteware, Director		•		Agenda Date	
Housing and Community Developme DIRECTOR'S SIGNATURE:	nt	02/03/2			
DINECTOR'S SIGNATURE:		Council District affected:			
For additional information			l member W		
For additional information contact:		Date an	d identificat	ion of pric	or authorizing
Gayve F. Ankle	958N8 9-9466	Council action: N/A			
Phone: 713-868-8466 RECOMMENDATION: (Summary)					
City Council Ordinance authorizing a funding request in the amount of Southwest Houston.	a Contract between the City o \$500,000 for the Constructio	f Houston of a	n and Fort new Senio	Bend Cors Comm	unty to approve unity Center in
Amount of Funding:		······································		F&A Bud	inet:
\$500,000					-300
\$500,000 SOURCE OF FUNDING [] General	rol Fund IVIO				
GOOTION OF THE PROPERTY OF THE				- •	ner (Specify)
SPECIFIC EXPLANATION:	Community Develop	ment Blo	ock Grant (C	DBG) Fun	d 5000
The Housing and Community Development Department requests approval of a Contract between the City of Houston and Fort Bend County. This contract will allow utilization of CDBG funding for the development of a new Seniors Community Center facility geared towards serving low and moderate income residents in an underserved area of District D in Houston. This project will be funded in joint collaboration with the City of Houston and Fort Bend County. The total preliminary project budget is \$2,100,000 which includes the cost of land. The City of Houston will allocate \$500,000 in CDBG funds while Fort Bend will contribute the remainder of \$1,600,000. Additionally, Fort Bend County will assume the recurring annual operating and maintenance costs as well as coordinating with other groups and agencies for providing programming activities Construction of a new 10,000+ sq foot one story free standing building will primarily be hardy board and masonry, concrete parking lot, walking and jogging trails. Building is designed to be environmentally responsible and economical to operate. Facility will also be the property of the provided to be environmentally responsible.					velopment of a residents in an unty. The total on will allocate ally, Fort Bend ting with other add board and ally responsible
security in the area and around the facility. It will also house an 1800 sq ft auditorium (120 person occupancy) with movable stage and storage area, warming kitchen with a multi-purpose dining area, administrative offices and a 900 sq ft conference room for meetings, training, arts and crafts and computer classes. This facility will also accommodate to serve meals on wheels in the dining area. The facility will also have space for a make shift clinic to provide the basic immunization and other medical related services.					
F&A Director:	REQUIRED AUTHORIZATI Other Authorization:	ON	1		
	Onler Authorization:		Other A	uthorizati	on:

Date Subject: An Ordinance authorizing a Contract between the		
O2/06/2011 Subject: An Ordinance authorizing a Contract between the City of Houston and Fort Bend County to approve funding for the Construction of a Seniors Community Center located at 5525 Hobby, Houston Texas 77053	Originator's Initials	Page 2 of 2

The Center will serve as the hub for seniors in this community to receive much needed prevention, physical, recreational, social and rehabilitation services that is lacking in this area of the county and city. The mission is to promote and improve the health of seniors in the community by providing integrated primary care medical services on one hand while providing social and educational services on the other to enhance the quality of life for the aging population in the area.

The Housing and Community Development Department is submitting this funding request to the Housing Committee for their full consideration and recommendation for Council approval.

JN:ga

cc: City Attorney
City Secretary
Finance and Administration
Mayor's Office

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TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

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SUBJECT: An ordinance authorizing a grant of Co Grant funds to Pro-Vision, Inc., a char educational facility located at 4590 Wi	ter school, to expand the	k #	ategory	Page 1 of 1	Agenda Item #
FROM (Department or other point of or James D. Noteware, Director Housing and Community Development DIRECTOR'S SIGNATURE:	igin):	Origination 02/01	/2011	Agenda I	Date
		Council I District	District aff D	ected:	
For additional information contact: David Godwin Phone: 713-868-8351 RECOMMENDATION: (Summary) Date and identification of prior authorizing Council action: None					
Approval of an ordinance authorizing school which serves low to moderate-	g a contract between the Cit income families to expand the	ty of Houseir facility.	ston and	Pro-Vision	i, Inc. a charter
Amount of Funding: Finance Budget:					
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify) Community Development Block Grant (CDBG) Fund 5000					se Fund
SPECIFIC EXPLANATION:					
The Housing and Community Develo Vision Inc. to provide construction f Wilmington, Houston, Texas 77051.	pment Department wishes to funds for the expansion of	o enter in the educ	to a grant ational fa	t agreeme cility locat	ent with Pro- ted at 4590
Pro-Vision was founded in 1990 to p neighborhoods. Pro-Vision has touch new 16 acre campus in 2008 in Sunn In grades 5 through 9, the organizat facility. Success is in the performance	ed the lives of over 3,000 yo yside for a cost of over \$5.4 ion now serves over 300 yo	ung men. million fu oung men	Pro-Vision Inded total	on funded lly by priva	and built its
Pro-Vision would like to add additional the additional two classrooms will to This \$950,000 expansion will be a expansion of the 9th grade and additional transfer of the statement of the statem	tal 2800 sq/ft, and the librar	v and cor	mountar lak	Lotot Ilinu	1 1000 00/4
A favorable referral from the Housing a	and Community Development	t Committe	ee is recor	mmended.	
xc: City Attorney Mayor's Office City Secretary Finance Department					
	REQUIRED AUTHORIZAT	ION			
Finance Department Director:	Other Authorization:		Other A	luthorizat	ion:

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TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: The Housing and Community Development Department recommendative City Council's approval of an Ordinance to amend the 2010 Action Plan to identify the locations of the public school facilities that the SPARK Parks program will	entify	Category # 1,2	Page 1 of 2	Agenda Item #
renovate.	,			
FROM (Department or other point of origin):		ation Date	Agenda	Date
James D. Noteware, Director	Februa	ary 18, 2011		
Housing and Community Development			<u> </u>	
DIRECTOR'S SIGNATURE:		il District aff I, & H	ected:	
For additional information contact:	Date a	nd identifica	tion of pri	ior authorizing
Robert Bradford/Derek Sellers		cil action:		_
Phone: 713-868-8340/713-868-8428		ince No. 2010		
		0408, Ordinan		
RECOMMENDATION: (Summary) The Housing and Community Devapproval of an Ordinance to amend the 2010 Action Plan to identify the local Parks program will renovate. For Action Plan 2010, through the SPARK renovations to following public school facilities: (1) Hollibrook Elementary in tamount of \$75,000, (3) Eastwood Academy in the amount of \$75,000, (4) Mand (5) Ketelson Elementary in the amount of \$75,000.	ations o Parks P he amou	f the public so, the City will ant of \$75,000,	hool faciliti partner wi (2) Morendool in the	ies that the SPARK th HISD in funding o Elementary in the amount of \$50,000,
Amount of Funding:				e Budget:
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Other (Specify) Community Development Block Grant Fund 5000		Enterprise Fun B G)	d	
SPECIFIC EXPLANATION: The Housing and Community Development Department recommends City Control Action Plan to identify the locations of the public school facilities that will be	ouncil's a	approval of an ited through th	Ordinance e SPARK	to amend the 2010 Parks Program. In

The details of the amendment are included in the attached Public Notice. The following is a recap of the Notice:

The SPARK Parks program is a collaboration between the City and the Houston Independent School District and Spring Branch Independent School District to provide improvements to public school facilities located in low and moderate-income areas. The renovations at these public school facilities will include the installation of playground equipment, benches, picnic tables, and walking trails.

accordance with HUD regulations and per the City of Houston's (City) Citizen Participation Plan, changes "in the purpose, scope, location or beneficiaries of an activity or project previously described in its Consolidated or Action Plan" require a substantial

The SPARK Parks scheduled for improvements are

amendment to the Action Plan.

Project	Council District	CDBG Budget
Hollibrook Elementary		
3602 Hollister	F	\$75,000
Moreno Elementary		
620 E. Canino	8	\$75,000
Eastwood Academy		
1315 Dumble		\$75,000
McReynolds Middle		
School 5910 Market Street		\$50,000
Ketelson Elementary 600		
Quitman	Н	\$75,000

	REQUIRED AUTHORIZATION	N
Finance Department Director:	Other Authorization:	Other Authorization:

Date	Subject: The Housing and Community Development Department recommends City Council's approval of an Ordinance to amend the 2010 Action Plan to identify the locations of the public school facilities that the	Originator's Initials	Page 2 of 2
	SPARK Parks program will renovate.	1	

Through a Notice published in the Houston Chronicle on Thursday, January 13, 2011, the public was notified of the proposed changes to the projected 2010 Action Plan. The Public had thirty (30) days to comment on these proposed changes. There were no responses regarding the public notice.

Therefore, approval of an ordinance is recommended.

JN: DS

cc: City Secretary Legal Department Mayor's Office

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TO:

Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

mayor the only decretary	HEGOEST FOR COUNCIL	L ACTIO			
SUBJECT: Second Amendment to the S	SRISD Contract to allocate the 3	240		SD.RCA	
Consolidated Plan funding for the "SPAF	RK" Program with the Spring Bros	010	Category	Page	Agenda Item
Fundahaugant 200001 District (2RISD). 25	PARK and the City of Houston	ICH	#	1 of 1	#
FRUM (Department or other point of o	origin):	Origina	itlon Date	Azondo	
James Noteware, Director	,	0.19.11.	INOII Pala	Agenda	Date
Housing and Community Development	'	02/07/1	11		
DIRECTOR'S SIGNATURE:			l District aff	noted:	
	!		i District arr	ecteu.	
Engaldical to family			"A"		
For additional information contact:	-	Date an	d identificat	tion of pric	or authorizing
Garra E Antico		Council	l action: 201	0-0356	
RECOMMENDATION: (Summary)	aria Phone: 713-868-8466	<u> </u>			
City Council Ordinance approving and a	Lithorizina Cosond Contract Ame				
City Council Ordinance approving and at to allow new allocation of CDBG funding Plan.	in in the amount of \$75 000 one	indment v	vith SBISD,	SPARK and	d City of Houstor
Plan.	g in the amount of \$75,000 app	rovea in	the City of	Houston 20	010 Consolidated
Amount of Funding:				TEIDODO	
\$75,000					Department:
SOURCE OF FUNDING [] General F Community Development Block Grant	und [X] Grant Fund [] E	nternrise	Cund []	044 10-	_ * 7
Community Development Block Grant	(CDBG) Fund 5000	,,earbi ioo	runu []	Other (5p	ecity)
SPECIFIC EXPLANATION:	-				
City Council is being requested to author Independent School District (SBISD) SPAThis Agreement will provide for the deve Community Development Block Grant implementation of this program.	elopment of polehborhand and	cate new	funding for the	he "SPARK	Compression of the compressio
This Second Contract Amendment will Consolidated Plan for Hollibrook Element income eligible areas.	provide this new allocation of any School to be allocated for the	\$75,000 e specifie	from the C	ity of Hou ork below	iston 2010 in the low-
PROJECT DESCRIPTION/SCOPE: CDE concrete sidewalks, benches, picnic tables	3G funds will be utilized for renove s and play equipment	ation and	Vor installatio	n of:	
PROJECT NAME AND LOCATION: Holl	ibrook Elementary, 3602 Holliste	r, Housto	n, Texas 770)36	
PROJECT COST: In addition to CDBG include; Private sector, Corporations, Four agency.	funds, each SPARK Park gets fundations, School District, Commu	anding fro anity fund	m several ou raisers, Cou	itside source inty and the	ces, which SPARK
The Housing and Community Developme recommendation for Council approval.	ent Department requests the Hou	using Cor	mmittee for t	heir full co	nsideration and
JN:ga					
xc: City Attorney Mayor's Office City Secretary Finance and Administration					ļ
	REQUIRED AUTHORIZATION				
Finance Director:	Other Authorization:	UN	1 411		
	Other Authorization,		Other A	uthorization	on:

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TO:

Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Sixth Amendment to the HISD		Ca	tegory	Page	Agenda Item
Consolidate Plan funding for the "SPARK"	#		1 of 2		
Independent School District (HISD), SPAR					
FROM (Department or other point of ori	gin):	Originatio	n Date	Agenda D	ate
James Noteware, Director					
Housing and Community Development		02/07/201	1		
DIRECTOR'S SIGNATURE:		Council D	strict affe	ected:	
		"B,I"			
For additional information contact:		Date and i	dentificat	ion of prio	r authorizing
	ria - Phone: 713-868-8466	Council ad		010-0786	· ·
RECOMMENDATION: (Summary)					
City Council Ordinance approving and au					
allow new allocation of CDBG funding in the	ne amount of \$275,000 approve	ed in the City	of Houst		
Amount of Funding:				Finance	Department:
\$275,000					
SOURCE OF FUNDING [] G	eneral Fund [X] Gran	t Fund	[]	Enterprise	⊋ Fund
		. = .			
[] Other (Specify)	Community Developn	nent Block	Grant (C	OBG) Fund	5000
SPECIFIC EXPLANATION:					
Through this Council action, City Council is					
between the HISD, SPARK and City of Ho	uston for a "SPARK" program.	This Sixth C	Contract A	mendment v	will provide
for the development of neighborhood park	s on public school grounds and	authorized	Commun	ity Developi	ment Block
Grant (CDBG) funding in conjunction with					
, ,	•	•			
This Sixth Contract Amendment will prov	ride new allocation of \$275,00	00 from the	2010 Co	nsolidated	Plan to be
allocated for various SPARK park activit					
SPARK schools in the HUD/CDBG low inc		•	•		` ′
	·				
PROJECT DESCRIPTION/SCOPE: CDE	G funds will be utilized for ren	ovation and	or installa	ation of new	v park play
equipment, picnic tables, benches, concre	ete walkways, soccer field, soc	ccer goals, i	bleachers,	walking tra	ail and site
work.	•	•	•	ŭ	
PROJECT NAME AND LOCATION: Th	e SPARK Schools in HISD fo	or 2010 Cor	solidated	Plan are r	eflected in
Attachment I.					
PROJECT COST: In addition to CDBG fu	nds, each SPARK Park gets fui	nding from s	everal out	side source	es, which
include; Private sector, Corporations, Four	idations, School District, Comm	nunity fund ra	aisers, Co	unty and Sf	PARK.
	·	,	•		
The Housing and Community Developme	nt Department requests the Ho	ousing Com	mittee for	their full co	onsideration and
recommendation for Council approval.	•	3			
••					
				····	
	REQUIRED AUTHORIZAT	TION			
Finance Director:	Other Authorization:		Other A	Authorizat	tion:
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		Subject: Sixth Sixth Amendment to the HISD Contract to allocate the 2010 Consolidate Plan funding for the "SPARK" Program with the Houston Independent School District (HISD), SPARK and the City of Houston	Originator's Initials	Page 2 of 2
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PROJECT INFORMATION

Project Description	Project Location	CDBG Budget	Council District
Moreno Elementary	620 E. Canino Houston Texas - 77037	\$75,000	В
Eastwood Academy	1315 Dumble Houston Texas - 77023	\$75,000	1
McReynolds Middle School	5910 Market Street Houston Texas - 77020	\$50,000	1
Ketelsen Elementary	600 Quitman Houston Texas - 77009	\$75,000	ı
Total Budget		\$275,000	

JN:ga

xc: City Attorney Mayor's Office City Secretary Finance Department

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To: Mayor Via City Secretary REQUEST FOR COUNCIL ACTION

				1-CARING
Subject: An Ordinance Authorizing	g the Execution of a	Category	Page 1 of 2	Agenda Item #
Contract Between the City of Housto				
Safe Place, Inc. for the Administration	on and Operation of	1, 2		
a HOPWA Community Residence w	ith Supportive			
Services.				
From (Department or other point of o	rlain):	Origination	Agenda Date	1
James D. Noteware, Director		Date	goda bato	
Housing and Community Developme	ent Denartment			
i isasing and community betoloping	on Dopartmont	02/03/11		
Director's Signature		Council Dist	rict affected:	
_				
			Distric	t B
For additional information contact: A	Nelody Barr	Date and ide	ntification of pric	r authorizing Council
	713.868.8329	action:	•	•
Recommendation: (Summary)				
		.,		
Approval of an ordinance authorizing	ig a contract betwee	n the City of	Houston and A	Caring Safe Place, Inc.,
which will provide for supportive ser	vices and the adminis	stration and o	peration of a cor	nmunity residence under
the Housing Opportunities for Person	ns with AIDS ("HOPW	A*) Program.		
		·		
Amount of Funding			Finance Budge	et:
\$389,938.00 Source of Funding [] Gen	eral Fund [X	Grant Fund		
Source of Fullding [] Gen	ierai runu (X	j Grant Fund	[] Ent	erprise Fund
	1100111			
	HOPWA Gra	int Fund 50	00	
[] Other (Specify)	HOPWA Gra	int Fund 50	00	
[] Other (Specify) Specific Explanation	HOPWA Gra	int Fund 50	00	
Specific Explanation				
Specific Explanation The Housing and Community Develo	opment Department ('HCDD") reco	mmends approva	al of a Contract between
Specific Explanation The Housing and Community Development ("City") and A	opment Department (Caring Safe Place,	'HCDD") reco	mmends approve	tion and operation of a
Specific Explanation The Housing and Community Development of Houston ("City") and A HOPWA community residence. A Community residence.	opment Department (Caring Safe Place, Caring Safe Place is a	"HCDD") reco	mmends approve the administra	tion and operation of a hat provides transitional
Specific Explanation The Housing and Community Development of Houston ("City") and A HOPWA community residence. A Community residence.	opment Department (Caring Safe Place, Caring Safe Place is a	"HCDD") reco	mmends approve the administra	tion and operation of a hat provides transitional
The Housing and Community Development of Houston ("City") and A HOPWA community residence. A Chousing and supportive services	opment Department (Caring Safe Place, Caring Safe Place is a	"HCDD") reco	mmends approve the administra	tion and operation of a hat provides transitional
Specific Explanation The Housing and Community Development of Houston ("City") and A HOPWA community residence. A Community residence.	opment Department (Caring Safe Place, Caring Safe Place is a	"HCDD") reco	mmends approve the administra	tion and operation of a hat provides transitional
Specific Explanation The Housing and Community Develor the City of Houston ("City") and A HOPWA community residence. A Chousing and supportive services dependency.	opment Department (Caring Safe Place, Caring Safe Place is a for persons with HI	"HCDD") reco Inc. to financ I Texas nonp V/AIDS who	mmends approve e the administra rofit corporation t also have a c	tion and operation of a hat provides transitional
Specific Explanation The Housing and Community Develor the City of Houston ("City") and A HOPWA community residence. A Chousing and supportive services dependency. Total Funds and Sources:	opment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1)	"HCDD") reco Inc. to financ I Texas nonp V/AIDS who	mmends approve e the administra rofit corporation t also have a c	tion and operation of a hat provides transitional
Specific Explanation The Housing and Community Develor the City of Houston ("City") and A HOPWA community residence. A Chousing and supportive services dependency. Total Funds and Sources: Number of Persons to be Served:	Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1) 30 (annually)	"HCDD") reco Inc. to finance Texas nonp V/AIDS who	mmends approva e the administra rofit corporation t also have a c	tion and operation of a hat provides transitional
Specific Explanation The Housing and Community Develor the City of Houston ("City") and A HOPWA community residence. A Chousing and supportive services dependency. Total Funds and Sources: Number of Persons to be Served:	opment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1)	"HCDD") reco Inc. to finance Texas nonp V/AIDS who	mmends approva e the administra rofit corporation t also have a c	tion and operation of a hat provides transitional
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The Housing and Community Development of Housing and Community Development of Housing and Supportive services dependency. Total Funds and Sources: Number of Persons to be Served: Category of Persons to be Served: Located in the Fifth Ward area of Housing and the Housing and Sources and Services to individuals infected and mission is to provide crisis intervent	copment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1) 30 (annually) Low-income individual couston, A Caring Safe I affected by HIV/AII ion services to HIV/AII	"HCDD") recollnc. to finance Texas nonp V/AIDS who year contract als living with Place has p DS, since its IDS infected	mmends approvate the administration to also have a community to the also have a community also have a communit	tion and operation of a hat provides transitional hemical and/or alcohol hemical and/or alcohol had living and supportive in 1997. The agency's are also victims of drug
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The Housing and Community Development of Housing and Community Development of Housing and Sources: Total Funds and Sources: Number of Persons to be Served: Category of Persons to be Served: Located in the Fifth Ward area of Housing in the Fifth Ward area of Housing in the	copment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1) 30 (annually) Low-income individual couston, A Caring Safe I affected by HIV/AII ion services funded by Case management, a	"HCDD") reco	mmends approvate the administration to also have a commend transition establishment in individuals who are included tervices. Through	tion and operation of a hat provides transitional hemical and/or alcohol hemical and/or alcohol and living and supportive a 1997. The agency's are also victims of drug health education, risk hots HOPWA contracts.
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The Housing and Community Development the City of Houston ("City") and A HOPWA community residence. A Chousing and supportive services dependency. Total Funds and Sources: Number of Persons to be Served: Category of Persons to be Served: Located in the Fifth Ward area of House services to individuals infected and mission is to provide crisis intervent abuse, abandonment and neglect. reduction counseling, mental health of A Caring Safe Place has provided to	copment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1) 30 (annually) Low-income individual couston, A Caring Safe I affected by HIV/AII ion services funded by Case management, a	"HCDD") reco lnc. to finance a Texas nonp V/AIDS who year contract als living with Place has p DS, since its alDS infected y other grant and outreach s and life manage	mmends approvate the administration to also have a commend transition establishment in individuals who are included tervices. Through	tion and operation of a hat provides transitional hemical and/or alcohol hemical and/or alcohol and living and supportive a 1997. The agency's are also victims of drug health education, risk hots HOPWA contracts.
The Housing and Community Development the City of Houston ("City") and A HOPWA community residence. A Chousing and supportive services dependency. Total Funds and Sources: Number of Persons to be Served: Category of Persons to be Served: Located in the Fifth Ward area of House services to individuals infected and mission is to provide crisis intervent abuse, abandonment and neglect. reduction counseling, mental health of A Caring Safe Place has provided to	copment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1) 30 (annually) Low-income individual couston, A Caring Safe I affected by HIV/AII ion services to HIV/AII Services funded by case management, a ransitional housing ar	"HCDD") reco lnc. to finance a Texas nonp V/AIDS who year contract als living with Place has p DS, since its alDS infected y other grant and outreach s and life manage	mmends approve the administra rofit corporation to also have a co HIV/AIDS rovided transition establishment in individuals who a s have included tervices. Throug ement skills train	tion and operation of a hat provides transitional hemical and/or alcohol hemical and/or alcohol nal living and supportive in 1997. The agency's are also victims of drug health education, risk in its HOPWA contracts, ing to dually diagnosed
The Housing and Community Development of Housing and Community Development of Hopwa community residence. A Community residence. Total Funds and Sources: Number of Persons to be Served: Category of Persons to be Served: Category of Persons to be Served: Located in the Fifth Ward area of Hoservices to individuals infected and mission is to provide crisis intervent abuse, abandonment and neglect. reduction counseling, mental health of A Caring Safe Place has provided to HIV/AIDS men, for over ten years.	copment Department (Caring Safe Place, Caring Safe Place is a for persons with HI \$389,938.00 One (1) 30 (annually) Low-income individual buston, A Caring Safe I affected by HIV/AII ion services funded by Case management, a ransitional housing ar Required Auti	"HCDD") reco lnc. to finance a Texas nonp V/AIDS who year contract als living with Place has p DS, since its alDS infected y other grant and outreach s and life manage	mmends approvate the administration to also have a commend transition establishment in individuals who are included tervices. Through	tion and operation of a hat provides transitional hemical and/or alcohol hemical and/or alcohol nal living and supportive in 1997. The agency's are also victims of drug health education, risk in its HOPWA contracts, ing to dually diagnosed

Date	Subject:	Originator's	Page 2 of 2	
02/03/11	An ordinance authorizing the execution of a contract with A Caring	Signature		
	Safe Place, Inc. providing for supportive services and the operation of		The state of the s	
	a HOPWA community residence.	İ		

This agreement will provide up to \$389,938.00 in HOPWA funds for this anticipated one (1) year contract. The contract's performance period will be April 1, 2011 – March 31, 2012. The scope of work for this project entails the provision of transitional housing and supportive services for thirty (30) unduplicated persons. Supportive services to be provided will include substance abuse and mental health counseling services, case management, housing information and referral services, life skills training, job search assistance, and nutritional services.

This contract will provide funding for the following HOPWA activities during the 12-month period.

Category	Total Contract Amount	Percent
Administration	\$27,295.00	7.00%
Supportive Services	\$229,744.00	58.92%
Operating Costs	\$132,899.00	34.08%
Total	\$389,938.00	100.00%

The Housing and Community Development Committee reviewed this item on February 17, 2011 and recommended it for Council action. Therefore, HCDD is requesting approval of this contract, which will provide up to \$389,938.00 in HOPWA funds for a community residence and supportive services project for low-income persons living with HIV/AIDS and their families.

JN:ab

c: City Attorney
City Secretary
Mayor's Office
Legal Department
Finance Department

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Disclosure

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TO: Mayor via City Secretary	REQUEST FOR COUNCIL	ACTION	TX	COG IV [DAETI
SUBJECT: An ordinance approving and	authorizing a Third Amendment	to 1	Category	Page	Agenda Item
extend the maturity date of the Loan Agreement between the City of Houston				1 of 1	#
and IX Commons of Grace, LP from Feb	ruary 17, 2027, to July 1, 2029				"
FROM (Department or other point of o	rigin):	Originat	ion Date	Agenda	Date
James Noteware, Director	James Noteware, Director				- 410
Housing and Community Development		02/07/20	11		
DIRECTOR'S SIGNATURE:			District affe	ected:	
		District B			
For additional information contact:	ta Paransky	Date and	Identificat	ion of pric	or authorizing
Phone: 7	13-868-8449	Council	action: Oc	t 4 2006 (06-1002); Jan.
		10, 2007	(07-0035):	Dec. 8 20	10 (10-1003)
RECOMMENDATION: (Summary)					
HCDD recommends authorization of a Th	nird Amendment to extend the ma	aturity date	of the Loa	n Agreeme	ent hetween the
City of Houston and TX Commons of Gra	ice, LP from February 17, 2027,	to no later	than July 1.	. 2029.	are postweet title
				,	
Amount of Funding: None				Finance	Budget:
					50
COLIDOS OS TUNDOS				1	
SOURCE OF FUNDING []	General Fund [] Gran	t Fund	[]	Enterpris	e Fund
EV3 No Additional Fundaments Dec.				•	
[X] No Additional Funding is Require	d				
SPECIFIC EXPLANATION:					
Pursuant to ordinance no 06 1000 the C	Manager and the second				
Pursuant to ordinance no. 06-1002, the C	ity entered into a Loan Agreeme	nt (Agreen	nent) with T	X Commor	ns of Grace, LP
L agasigized his list countriction of the Ct	IMMORS OF GRACE Senior Anartm	anta a 101	O		
I moderate mooning seniors in Flouston, Co.	mpleted in 2009, the project is lo	cated at 9°	110 Tidwell	Road, and	was developed
by the NRP Group, LLC.					
On December 9, 2010, City Council and					
On December 8, 2010, City Council appro	oved a Second Amendment to me	odify the C	ity Agreeme	ent to provi	de for monthly
I WISCOMMISSING HOLLI COOLI HOLD WILL A DAILER	i i)aviiimiii ai maninnii ineigaa ot c	- Abadulad		4.11	A 1444
i porrough a conversion of its constitution	loan to bermanent ilbancing enoi	tenrad by	Eraddia Ma.	c. The pen	manent
financing is to be secured by a lien that is	senior to the lien which secures	the City's	loan.		
Prior to the closing of the permanent finan	oing it was dotomained that the				
Prior to the closing of the permanent finar	ddie Mae. Freddie Mee re-vier	scheduled	maturity of	the City's I	oan precedes
the maturity of the loan sponsored by Free	underwac. Freudie Mac requires	that the m	aturity of its	financing p	precede the
maturity of any loan that is secured by a s	O balloon promover at /	conflict of	maturity dat	les, Freddie	e Mac has
required that the Borrower fund a \$263,00	Sport month Since the Cityle In	ount to be	calculated)	, to be esta	iblished by
deposits into an escrow account at \$1,375	to to the City Since the City's loa	n is payab	le from casi	h flow loan	the escrow
deposits would have priority over paymen	t for the correct describe	ne City loa	ın is extend	ed to July 1	I, 2029, Freddle
I was use agreed to lorego the leddifellell	LIUI VIE ESCIOW GENOSITS. AVAN IT	the City's	amendmen	t is execute	ed after the
borrowers closing with the permanent lender.					
HCDD recommends approval to amend the	e maturity data of the loan area				
HCDD recommends approval to amend the maturity date of the loan agreement between the City of Houston and TX Commons of Grace, LP, from February 17, 2027, to July 1, 2029.					
34					
The Commons of Grace Senior Apartmen	ts project is consistent with the C	ibia Cana			
housing for low-income families.	to project is consistent with the C	ity's Consi	olidated Pla	n to provide	e affordable
JN: EP: jt					
•					
cc: Finance and Administration					
Legal Department					
City Secretary					1
Mayor's Office					Į
-					
	DECUIDED ALITE		·		
Finance Department:	REQUIRED AUTHORIZATIO	<u>N</u>			
· ····arive pehartilicut.	Other Authorization:		Other Au	thorization	n:

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TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION SUBJECT: Ordinance appropriating \$393,883 out of TIRZ Affordable Housing Fund No. 2409 to Fund 8300 for the funding of overhead and staff costs known as "Administrative Expenses" out of the allocation of TIRZ			Categor #	Page 1 of 1	Agenda Item #
Affordable Housing Fund.			<u> </u>		
FROM (Department or other point of	origin):	Origination Date		Agenda Date	
James Noteware, Director Housing and Community Development	nt Danartmant	02/08/11	i		
DIRECTOR'S SIGNATURE:	nt Department				
DIRECTOR'S SIGNATURE:		Council Distric	t affected	: All Districts	3
	For additional information contact: Christon Butler Date and identification of prior authorizing Council action: 2009-768				
Phone: 713-865-4196					
RECOMMENDATION: (Summary) Adoption of an Ordinance appropriat 8300 for administrative expenses ass funded programs for FY11. Amount of Funding: \$ 393,883					and TIRZ
Amount of Funding, \$ 550,000				Budget:	artinent
SOURCE OF FUNDING [] General	Fund [] Grant Fund		orise Fund	[] CI	DBG
[X] Other (Specify) TIRZ FUND 240 SPECIFIC EXPLANATION:					
Pursuant to Chapter 311 of the Textone-third of the tax increment in tax created by petition of property owner.	x revenues generated by	the Tax Increme	ent Reinv	estment Zon	es (TIRZ(s
The affordable housing funds gene used to fund various Affordable Hormanaging the funds and affordable be transferred from TIRZ Affordable No. 8300 to reimburse the funds fo Department recommends that City CC: Mayor's Office City Secretary Legal Department Finance and Administration	using Programs. The City housing programs for the Housing Fund No. 2409 or costs incurred in the adi	zones are alloc incurs staff cost City. The City re to the Water an ministration of A	ated to vis as well quests the	arious depar as general at a portion Operating S	rtments an overhead i of \$393,88 ystem Fun
used to fund various Affordable Hormanaging the funds and affordable be transferred from TIRZ Affordable No. 8300 to reimburse the funds fo Department recommends that City CC: Mayor's Office City Secretary Legal Department	using Programs. The City housing programs for the Housing Fund No. 2409 or costs incurred in the adi	zones are alloc incurs staff cost City. The City re to the Water an ninistration of A nce.	ated to vis as well quests the	arious depar as general at a portion Operating S	rtments and overhead it of \$393,88 ystem Fundar

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TO: Mayor via City Secretary REQUEST FOR COUNCIL A	CTION									
SUBJECT: An Ordinance approving and authorizing a conf	ract between	Catego	rv	Page	Agenda					
the City of Houston and Solaris Homes, to construct one	#	.,	1 of 1	item						
energy-efficient single-family home in Trinity Gardens and	one (1)				#					
affordable energy-efficient home in Acres Homes and appl	rondating				"					
funds from TIRZ Affordable Housing Fund 2409.	opriating									
FROM (Department or other point of origin):	Origination Dat									
James Noteware, Director	02/03/11		Age	enda Date						
Housing and Community Development Department	02/03/11	l								
DIRECTOR'S SIGNATURE:	Council Distric									
	Council Distric	anecte	1: 5							
For additional information contact: Christon Butler	Date and identi	fication (of pr	lor outhor						
	Council action:	iication (oi þi	ior author	ızın g					
Phone: 713-868-8448										
RECOMMENDATION: The Department recommends approval of	an ordinance au	horizina	a co	ontract he	RECOMMENDATION: The Department recommends approval of an ordinance authorizing a contract between the					
VILY VI HOUGIUM GIIU GUIRIN HUMBER IN CONSTRUCT 1 STINTAGNIG ANAFAY Afficiant hama alimita tambia tambia tambi										
Out of flooring the strain and solution with the construct it affords and	arau officione bos	l		- T4 4 -						
Gardens and 1 affordable energy-efficient single-family home in	arau officione bos	l		- T4 4 -						
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409.	arau officione bos	l	-fan priat	nily home ting funds	in Trinity from TIRZ					
Gardens and 1 affordable energy-efficient single-family home in	arau officione bos	l	-fan priat	nily home ting funds	in Trinity from TIRZ					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409.	arau officione bos	l	-fan priat	- T4 4 -	in Trinity from TIRZ					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00	ergy efficient-hor Acres Homes au	ne single nd appro	Fin Bu	nily home ting funds ance Dep dget:	in Trinity from TIRZ artment					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409.	ergy efficient-hor Acres Homes au	l	Fin Bu	nily home ting funds ance Dep dget:	in Trinity from TIRZ					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund	ergy efficient-hor Acres Homes au	ne single nd appro	Fin Bu	nily home ting funds ance Dep dget:	in Trinity from TIRZ artment					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00	ergy efficient-hor Acres Homes au	ne single nd appro	Fin Bu	nily home ting funds ance Dep dget:	in Trinity from TIRZ artment					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund [X] Other (Specify) TIRZ FUND 2409	ergy efficient-hor Acres Homes au	ne single nd appro	Fin Bu	nily home ting funds ance Dep dget:	in Trinity from TIRZ artment					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund	ergy efficient-hor Acres Homes au	ne single nd appro	Fin Bu	nily home ting funds ance Dep dget:	in Trinity from TIRZ artment					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund [X] Other (Specify) TIRZ FUND 2409 SPECIFIC EXPLANATION:	ergy efficient-hor Acres Homes and Acres Enterp	ne single nd appro rise Fund	Fin Bu	nily home ting funds lance Dep dget:	in Trinity from TIRZ artment BG					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund [X] Other (Specify) TIRZ FUND 2409 SPECIFIC EXPLANATION: Solaris Homes is a Texas Limited Liability Company. The Ho	[] Enterp	rise Fund	Fin Bu	nily home ting funds lance Dep dget:	in Trinity from TIRZ artment BG					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund [X] Other (Specify) TIRZ FUND 2409 SPECIFIC EXPLANATION: Solaris Homes is a Texas Limited Liability Company. The Ho (HCDD) proposes providing a total of \$90,000.00 to Solaris Homes.	ergy efficient-hor Acres Homes and Enterp	ne single nd appro	Fin Bu	lance Deposition of the lance	in Trinity from TIRZ artment BG Department					
Gardens and 1 affordable energy-efficient single-family home in Affordable Housing Fund 2409. Amount of Funding: \$ 90,000.00 SOURCE OF FUNDING [] General Fund [] Grant Fund [X] Other (Specify) TIRZ FUND 2409 SPECIFIC EXPLANATION:	using and Compared in TIRZ fu	ne single nd appro rise Fund munity D nds to a	Fin Bu	lance Deposition of the comment of t	in Trinity from TIRZ artment BG Department					

the energy efficient upgrades. The TIRZ construction subsidy will be \$45,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating.

In 2009 the City of Houston received a grant from the Department of Energy to support energy efficient single family housing and created the 45-4-45 Energy Program. This program provided an opportunity for builders to build affordable homes that could be up to 55% more energy efficient than a standard home. The City was anxious to begin this program and as a result instructed Solaris Homes to begin construction prior to receiving approval of the program guidelines from the D.O.E.

A standard home has a HERS rating of 100 and EnergyStar has a rating of 85 which means its 15% more energy efficient than a standard home. The homes built by Solaris Homes have a HERS rating of 17 which means they are 83% more energy efficient than a standard home.

The City is meeting its TIRZ objective of providing affordable housing to low-to-moderate income families. The newly constructed homes will be sold to families whose annual incomes do not exceed 110% of AMI, and who will occupy the property as their principal residence.

The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Solaris Homes to construct (1) affordable energy efficient single-family home in Trinity Gardens and (1) affordable energy efficient single-family home in Acres Homes and appropriating funds from TIRZ Affordable Housing Fund 2409.

JN:CB

REQUIRED AUTHORIZATION					
Finance Department Director:	Other Authorization:	Other Authorization:			

PROJECT SUMMARY AND DESCRIPTION OF PROPERTY

The City of Houston will provide a total of \$90,000.00, in TIRZ funds to Solarls Homes, to assist in the development of one (1) affordable energy efficient single-family home in Trinity Gardens and one (1) affordable energy efficient single-family home in Acres Homes. The \$90,000.00 will be in the form of a secured grant. The TIRZ construction subsidy will be \$45,000.00 per home. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will relmburse the builder based on the rating.

Description of property:

Lot	Block	Address	Street Name	ZIP
155	7	8321	Spaulding	77016
37 & 38	26	6603	Radcliffe	77016

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TO: Mayor via City Secretary F	REQUEST FOR COUNCIL A	CTION			
SUBJECT: An Ordinance approv	ing and authorizing a cont	ract between	Catego	ry Page	Agenda
the City of Houston and Conten	on and Contempo Builders, to construct eight (8) # 1 of 1 Item				
affordable energy efficient single-fa	amily homes and appropriatin	g funds from			#
TIRZ Affordable Housing Fund 240	9.	•			
FROM (Department or other point of	of origin):	Origination Da	te	Agenda Da	la l
James Noteware, Director		02/03/1			
Housing and Community Develops	nent Department		-		
DIRECTOR'S SIGNATURE:		Council Distric	t affecte	d· G	
				u. u	
For additional information contact:	Christon Butler	Date and ident	fication	of prior auth	orizina
		Council action			
Phone: 713-868-8448					
RECOMMENDATION: The Departm	ent recommends approval of	an ordinance au	thorizing	a contract l	etween the
City of Houston and Contempo But	iders to construct eight (8) aff	iordable energy	efficient	single-famil	y homes and
appropriating funds from TIRZ Affordament of Funding: \$ 160,000.00	rdable Housing Fund 2409.				
Amount of Funding: \$ 160,000.00				Finance De	partment
				Budget:	
SOURCE OF FUNDING [] Gene	ral Fund [] Grant Fund	[] [who F	<u> </u>	
	arrana (Jaiantrana	f 1 curert	rise Fun	d [](CDBG
[X] Other (Specify) TIRZ FUND 2	2409				
SPECIFIC EXPLANATION:					
Contomno Buildon to a Torre					
Contempo Builders is a Texas	Limited Liability Company.	The Housing	g and C	Community	Development
Department (HCDD) proposes pro	ividing a total of \$160.000.00	to Contempo F	Buildare i	n TID7 tune	la 4a a a a l - 4 !
I ma development of eight (8) also	rdable solar nowered single.	family houses	Tha ¢s	I 60 000 00 .	المسلم منا الثند
norm of a secured grant to neigh	SUDSIDIZE the added expens	se of the energ	v officia	nt unaradae	The TIPS
CONSTRUCTION SUBSIGN WILL DE \$20.0	JUU.UU per nouse. At the c	ompletion of co	metnicti	an HCDD	
HERS (Home Energy Rating Syste	em) rating of the home and w	ill reimburse the	builder	based on th	e rating.
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In 2009 the City of Houston received the 45	red a grant from the Departn	nent of Energy	to suppo	ort energy ei	ficient single
ranniy nousing and created the 45	1-4-45 Energy Program. This	ntogram provid	iad an a	nnodunite e fe	أسدا مستلما البيطيم
Dulid alloldable homes that could	l De up to 55% more energy	/ efficient than	a ctand	ard home T	'ha O'ha
anxious to begin this program ar	io as a result instructed Co	ntempo Builde	rs to be	ain constru	tion prior to
receiving approval of the program	guidelines from the D.O.E.	•	- 12 -	g 00,,000 a.	aon phoi to
A standard home has a HERS ra	iting of 100 and EnergyStar	has a rating of	85 whi	ch means it	s 15% more
chergy emelent than a standard no	ine. The nomes built by Con	tempo Huilders	have HF	ERS rotings	ranging from
60 to 65 17 which means they are	35%-40% more energy efficie	ent than a stand	ard hom	A.	ianging non
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The City is meeting its TIRZ object	tive of providing affordable h	ousing to low-to	-moder	ate income f	amiliae The
newly constructed homes will be s	old to families whose annual	incomes do no	t exceed	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	MI and who
will occupy the property as their pri	ncipal residence.		e onocce	1 1 10 /8 OI A	ivii, ariu wrio
The Department recommends app	roval of an ordinance authori:	zing a contract l	hetween	the City of I	dougton and
Contempo Builders to construct eig	tht (8) affordable solar nower	ed single-family	houses	and approp	nousion and
from TIRZ Affordable Housing Fun	d 2409.	ou onigio ruminy	1100363	and approp	nating runds
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	REQUIRED AUTHORIZ	ATION			
Finance Department Director:	Other Authorization:	T	Other A	thorization:	
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PROJECT SUMMARY AND DESCRIPTION OF PROPERTY

The City of Houston will provide a total of \$160,000.00, in TIRZ funds to Contempo Builders, to assist in the development of eight (8) affordable solar powered single-family houses. The \$160,000.00 will be in the form of a secured grant. The TIRZ construction subsidy will be \$20,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating.

Description of property:

Lot	Block	Address	Street Name	ZIP
25	2	1720	Tornado	77094
28	2	1714	Tornado	77094
29	2	1712	Tornado	77094
30	2	1710	Tornado	77094
31	2	1708	Tornado	77094
32	2	1706	Tornado	77094
33	2	1704	Tomado	77094
34	2	1702	Tornado	77094

			Max
			Per .
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REQUEST FOR COUNCIL ACTION TO: Mayor via City Secretary SUBJECT: An Ordinance approving and authorizing a contract between Category Page Agenda 1 of 1 the City of Houston and Image Builders, to construct one (1) affordable Item energy efficient single-family home in Trinity Gardens and appropriating funds from TIRZ Affordable Housing Fund 2409. FROM (Department or other point of origin): **Origination Date** Agenda Date James Noteware, Director 02/03/11 **Housing and Community Development Department** Council District affected: B **DIRECTOR'S SIGNATURE:** For additional information contact: Christon Butler Date and identification of prior authorizing Council action: Phone: 713-868-8448 RECOMMENDATION: The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Image Builders to construct one (1) affordable energy efficient single-family home in Trinity Gardens and appropriating funds from TIRZ Affordable Housing Fund 2409. **Finance Department** Amount of Funding: \$30,000.00 **Budget:** SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund [] CDBG [X] Other (Specify) TIRZ FUND 2409 SPECIFIC EXPLANATION: Image Builders is a Texas Limited Liability Company. The Housing and Community Development Department (HCDD) proposes providing a total of \$30,000.00 to Image Builders in TIRZ funds to assist in the development of one (1) affordable energy efficient single-family home in Trinity Gardens. The \$30,000.00 will be in the form of a secured grant to help subsidize the added expense of the energy efficient upgrades. The TIRZ construction subsidy will be \$30,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating. In 2009 the City of Houston received a grant from the Department of Energy to support energy efficient single family housing and created the 45-4-45 Energy Program. This program provided an opportunity for builders to build affordable homes that could be up to 55% more energy efficient than a standard home. The City was anxious to begin this program and as a result instructed Image Builders to begin construction prior to receiving approval of the program guidelines from the D.O.E. A standard home has a HERS rating of 100 and EnergyStar has a rating of 85 which means its 15% more energy efficient than a standard home. The home built by Image Builders has a HERS rating of 55 which means it is 45% more energy efficient than a standard home. The City is meeting its TIRZ objective of providing affordable housing to low-to-moderate income families. The newly constructed homes will be sold to families whose annual incomes do not exceed 110% of AMI, and who will occupy the property as their principal residence. The Department recommends approval of an ordinance authorizing a contract between the City of Houston and

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Image Builders to construct one (1) affordable energy efficient single-family home in Trinity Gardens and

appropriating funds from TIRZ Affordable Housing Fund 2409.

REQUIRED AUTHORIZATION					
Finance Department Director:	Other Authorization:	Other Authorization:			

PROJECT SUMMARY AND DESCRIPTION OF PROPERTY

The City of Houston will provide a total of \$30,000.00, in TIRZ funds to Image Builders, to assist in the development of one (1) affordable energy efficient single-family home in Trinity Gardens. The \$30,000.00 will be in the form will be in the form of a secured grant. The TIRZ construction subsidy will be \$30,000.00 per home. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating.

Description of property

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Lot	Block	Address	Street Name	ZIP
60	4	8610	Hoffman	77016

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REQUEST FOR COUNCIL ACTION TO: Mayor via City Secretary SUBJECT: An Ordinance approving and authorizing the de-appropriation of Page Category Agenda Homebuyers Assistance Program Fund (Fund 2409) and the appropriation of Item 1 of 1 these funds to reimburse the Texas Department of Housing and Community # Affairs (TDHCA); and approving use of the funds. FROM (Department or other point of origin): Origination Date Agenda Date James Noteware, Director 02/03/11 **Housing and Community Development Department DIRECTOR'S SIGNATURE: Council District affected:** All For additional information contact: Christon Butler Date and identification of prior authorizing Council action: 2010-163 Phone: 713-865-4196 RECOMMENDATION: The Department recommends approval of an ordinance authorizing the de-appropriation of Homebuyers Assistance Program Fund (Fund 2409) and the appropriation of these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA); and approving use of the funds. Amount of Funding: \$ 1,000,000TIRZ Affordable Housing Fund 2409 **Finance Department Budget:** SOURCE OF FUNDING [] General Fund [] Grant Fund [] Enterprise Fund [] CDBG [X] Other (Specify) \$1,000,000 - De-appropriation - TIRZ AFFORDABLE HOUSING FUND(2409)- Downpayment Assistance Programs Not to exceed \$1,000,000 - Appropriation - TIRZ AFFORDABLE HOUSING FUND (2409) - TDHCA **Reimbursement Project** SPECIFIC EXPLANATION: The City of Houston (City) Housing and Community Development Department (HCDD) entered into an agreement with TDHCA on August 3, 2009 to administer funds for Community Development Block Grant Disaster Recovery Program. Under this agreement, the City allocated \$11,000,000 of the total award towards downpayment assistance activities which provided up to \$45,000 to each eligible family. In September 2009, HCDD started accepting applications for the program despite not having TDHCA approved guidelines in place. TDHCA officially approved HCDD's Downpayment Assistance Program for Hurricanes Ike and Dolly Relief Administrative Guidelines in March 2010. During this period, HCDD began seeking reimbursement from TDHCA for the approximately 230 clients that had already closed using funds under this program. Due to program technicalities, HCDD was not reimbursed for all clients that received the assistance. The requested funds will be used to cover the cost that was not reimbursed by TDHCA. The department recommends approval of an ordinance authorizing the de-appropriation of Homebuyers Assistance Program Fund (Fund 2409) and the appropriation of these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA); and approving use of the funds. YC:CB REQUIRED AUTHORIZATION **Finance Department Director:** Other Authorization: Other Authorization:

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